

# **Zoning Board of Adjustment meeting March 20, 2014**

Submitted by zbachair on Tue, 03/25/2014 - 9:01pm.

Preliminary

Town of Stoddard

Zoning Board of Adjustment

Minutes of Meeting

March 20, 2014

The chairperson called the meeting to order at 7:30 pm.

Members Present: Chairperson Angel Nicoletti, Vice Chairperson Paul Krampfert, Peter Athearn, Richard Scofield, David Costin sitting in for Mario Zamaripas, Alternate Curt Taylor.

Members Absent: Mario Zamaripas, Alternate Ed Saleski

Also Present: Stoddard Compliance Officer, Harry Power and Selectman, Steven McGerty

Public Hearing Champney Garage (B & M Automotive)

ñ Present: Partners Michael Champney and Brian Cox, property owner Donna

Champney and friend Kayla Pollock.

ñ Michael & Brian stated they look forward to being a NH certified vehicle inspection site and an automotive repair garage. They will not be doing oil undercoating at this location. In answering questions from the Board they mentioned they have a NH licensed transport company lined up to transport hazardous by-products and wastes from their site. They will be a LLC Partnership and plan only to take in vehicles for repair and send them back out. None will be kept for recycled parts. No decision has been made yet on whether they will do towing. Angel mentioned the NH DES has an Environmental Compliance Notebook available specifically for the automotive industry.

ñ Harry Power, Stoddard Compliance Officer, listed as his concerns regarding the business; Oiling and undercoating, clutter and unregistered vehicles (RSA 236) on the property. Harry also mentioned there was an open item on Micheal's 2011 construction approval for an apartment. Michael said the apartment has not been completed yet but should be by 2015. Harry also said the Board should be careful what they approve as their decision will carry forward to the next owners.

ñ Members were polled for a decision: Richard Scofield, Angel Nicoletti, Paul Krampfert, David Costin and Peter Athearn voted in favor of granting the Special Exception with the following conditions; no undercoating or oiling to be done on the site, the business pass an inspection by the Stoddard Fire Department, no more than two (2) unregistered or uninspected vehicles on the site at any time and no outside storage of parts. The owners of the business were in agreement with the conditions.

## Previous Minutes

ñ All members voted in favor of accepting the February minutes as written.

ñ Richard made a motion to accept the Champney Site Visit minutes and Peter seconded the motion, the motion passed.

## Correspondence

ñ Upton & Hatfield billing statement received.

## Other Business

ñ None.

Richard made a motion to adjourn and Peter seconded the motion . The meeting adjourned at 8:12 pm.

The next meeting will be held on Thursday, April 17, 2014 at 7:30 pm at the Town Hall.

Respectfully Submitted,

Kathleen Ellis

Secretary to the Board